

## **Chapter 17.72 C-3 CENTRAL BUSINESS**

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### **17.72.010 Purpose.**

The purpose of the C-3 district is to establish a central business district for a variety of retail establishments, government and professional offices, and places of entertainment in a safe setting conducive to a high volume of automotive and pedestrian traffic.

### **17.72.020 Permitted uses.**

Except as otherwise provided, no new building, structure, or land use shall be erected or used in a C-3 district, except for:

1. Apartments located within a business structure;
2. Arcades;
3. Assisted living;
4. Automobile sales and/or repairing;
5. Automobile service stations;
6. Banks, savings and loans, and finance companies;
7. Bars, taverns, and cocktail lounges, excluding drive-in/through facilities;
8. Bed and breakfast;
9. Bed and breakfast homestay;
10. Bed and breakfast inn;
11. Business, general retail;
12. Clubs or lodges;
13. Conventional site-built and modular single-family, two-family, multifamily townhomes and condominiums, and manufactured homes with siding material consisting of wood or wood products, stucco, brick, rock, or horizontal lap wood, steel or vinyl siding;
14. Dance studios;
15. Day-care, adult;
16. Child care center;
17. Family child care center - zoning review;
18. Family child care home;
19. Family child care home - zoning review;
20. Drugstores;
21. Electrical, television, radio repair shops;
22. Government office buildings and community facilities;
23. Grocery stores;
24. Group homes;
25. Multi-story apartment buildings;
26. Homes for the homeless (long-term shelters);
27. Hotels, motels;

28. Manufacturing, assembling, or packaging of products from previously prepared materials;
29. Mortuaries;
30. Offices, general and professional;
31. Offices, medical (laboratories, clinics, health spas, and rehabilitation centers);
32. Parking garages;
33. Parks, playgrounds, historical sites, and other similar recreational facilities;
34. Pawn shops;
35. Personal service shops;
36. Pharmacies;
37. Printing and newspaper houses;
38. Public utility and public service offices;
39. Public utility and public service installations, excluding repair and storage facilities;
40. Radio and television stations, including transmitting and receiving towers;
41. Restaurants, cafes, and coffee shops;
42. Retail business;
43. Sundry shops and specialty shops;
44. Theaters, auditoriums, and other places of indoor assembly;
45. Thrift shops;
46. Transportation depots;
47. Vocational centers, medical and professional institutions;
48. Warehouse and other indoor storage.

#### **17.72.030 Conditional uses.**

The following are conditional uses in a C-3 district:

- A. Gaming/gambling; provided said use is located in excess of three hundred feet from any school or church use;
- B. Homes for the homeless;
- C. Parking lots;
- D. Other uses as determined by the commission.

#### **17.72.040 Minimum standards.**

A. Lot Area. None.

B. Lot Width. None.

##### **C. Yard Requirements.**

1. Front yard setback, none;
2. Rear yard setback, none;
3. Side yard setback, none;
4. For corner lots, the two front yards shall have no minimum setbacks.

#### **17.72.050 Supplementary and bulk regulations.**

Except as otherwise provided, no part of an area or width required for the purpose of complying with the provisions of this title shall be included as an area or width required for another lot. (Ord. 5-91 (part), 1991)

### 17.72.060 Off-street parking.

#### A. Generally.

1. A minimum of two hundred eighty square feet per off-street parking space, including access aisles and drives.
2. All off-street parking shall be located on the same block as the structure which it serves, if feasible. In no event shall the distance between the parking and structure served exceed four hundred feet.
3. There will be no parking required for commercial uses.

#### B. Specific Requirements.

Use	Off-Street Parking Requirements
1. Residential	1 parking space per dwelling unit
2. Residential, condominium	.56 parking space per dwelling unit
3. Residential, high rise apartments	.44 parking space per dwelling unit
4. Residential, low/mid rise apartments	.61 parking space per dwelling unit
5. Senior citizen housing	.16 parking space per dwelling unit
6. Schools, senior high	.10 parking space per student
7. Schools, elementary and junior high and middle school	.35 parking space per the sum of the number of students plus the number of staff; computed by students + staff x .35. Schools shall be given credit for permitted on-street parking on the side of the street which abuts the school, and for permitted on-street parking abutting any adjacent public park.